



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		NEWCOMB ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	17
Owner 1:	KHOO YEW BEE			
Owner 2:	HERNSDORF MALVINA			
Owner 3:				
Street 1:	35 LANCASTER COUNTYRD UNIT 2B			
Street 2:				
Twn/City:	HARVARD			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	01451	Type:		

### PREVIOUS OWNER

Owner 1:	OPPEDISANO ANTHONY -		
Owner 2:	-		
Street 1:	17 NEWCOMB ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1905, having primarily Wood Shingle Exterior and 2099 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7929												G9				
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 102			Condo			Prime NB Desc			CND			Total:			Spl Credit			Total:			

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	859,400			859,400
Total Card	0.000	859,400			859,400
Total Parcel	0.000	859,400			859,400
Source: Market Adj Cost	Total Value per SQ unit /Card:			409.43	/Parcel: 409.43

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	859,400	0	.		859,400		Year end	12/23/2021
2021	102	FV	834,300	0	.		834,300		Year End Roll	12/10/2020
2020	102	FV	821,800	0	.		821,800	821,800	Year End Roll	12/18/2019
2019	102	FV	727,500	0	.		727,500	727,500	Year End Roll	1/3/2019
2018	102	FV	643,600	0	.		643,600	643,600	Year End Roll	12/20/2017
2017	102	FV	586,800	0	.		586,800	586,800	Year End Roll	1/3/2017
2016	102	FV	586,800	0	.		586,800	586,800	Year End	1/4/2016
2015	102	FV	533,500	0	.		533,500	533,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
12/4/2008	MLS	MM	Mary M
1/28/2008	External Ins	BR	B Rossignol

Sign:
VERIFICATION OF VISIT NOT DATA
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